

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>13/04/2010</b>		
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>31/3/2010</b>		
<b>Officer</b>			<b>Application Number(s)</b>				
Hugh Miller			2010/1051/P				
<b>Application Address</b>			<b>Drawing Numbers</b>				
Third Floor Flat 97 South Hill Park London NW3 2SP			Refer to decision notice				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of extension at second floor level rear; installation of two rooflights to rear roofslope and creation of a mezzanine floor at roof level to self-contained Flat A & B (C3).							
<b>Recommendation(s):</b>		Refuse					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>13</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site Notice displayed 20/3/2010, expires 31/3/2010. Freeholder, letter 18 March 2010 – <ul style="list-style-type: none"> <li>Neither the freeholder or the four leaseholders have been informed of the proposals;</li> <li>The roof space required for the mezzanine is the property of the freehold company and has not been leased to the owner of the 3<sup>rd</sup> floor flat;</li> <li>The bathroom extension is above the roof of the store rooms which are leased to other parties in the property;</li> <li>The freehold company has not been requested to issue a licence for these works.</li> </ul>					
<b>CAAC/Local groups comments:</b>		South Hill Park CAAC: Consulted March 2010. No response received					

## Site Description

A three-storey (plus basement and converted attic space) semi-detached residential property situated on the north-east side of South Hill Park and occupied by four flats. The rear garden of the property adjoins Hampstead Heath and is designated as 'Private Open Space with the UDP. The property is also designated within the South Hill Park Conservation Area and the Hampstead Ridge Area of Special Character.

## Relevant History

- April 2010 – withdrawn for - Erection of a mezzanine floor at roof level and the insertion of velux windows to the rear roof elevation (C3), ref. 2010/0379/P.
- August 2004 – PP refused for - Erection of a rear extension at 3rd floor level, ref. 2004/2601/P.

## Relevant policies

### **RUDP 2006:**

SD6 - Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 - Conservation areas

H7 - Lifetime homes

H8 –Mix if units

### **Camden Planning Guidance: 2006**

### **South Hill Park Conservation Area Statement 2009:**

### **Draft LDF Core Strategy**

*The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration*

*CS1 – Distribution of growth*

*CS5 – Managing the impact of growth and development*

*CS6 – Providing quality homes*

*CS14 – Promoting high quality places and conserving heritage / conservation areas*

*DP5 – Homes of different sizes*

*DP6 - Lifetime homes*

*DP24 – Securing high quality design*

*DP25 – Conserving Camden's heritage / conservation areas*

*DP26 - Managing the impact of development on occupiers and neighbours*

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

## Assessment

The proposal seeks planning permission as follows:

- Erection of extension at second floor level rear;
- Installation of two rooflights to rear roofslope and
- Creation of a mezzanine floor at roof level. Whilst this mezzanine area does not comply with the standards outlined in the SPG in terms of internal headroom or bedroom size this work does not require planning permission and is therefore not considered further in this report.

The principal considerations material to the determination of this application are summarised as follows:

- i) Design,
- ii) impact on the appearance of the host building and on the character and appearance of the South Hill Park Conservation Area and
- iii) Neighbour amenity.

## Design

### *Second floor extension*

The host building forms one of a pair of semi-detached properties with shallow depth rear closet wings with mono-pitched slated roofs. This design is repeated at properties nos.93-95.

The proposed extension would not be in compliance with the general design principles as noted in policy justification paragraphs 3.31 or 3.32 of policy B3 and also CPG guidelines. Para. 3.32 states, “*Extensions should be carefully sited and proportioned to respect the historic form of the area, the integrity and proportions of the original building and the amenities of adjoining occupiers. Overly large extensions can disfigure a building and upset its proportions. Insensitive extensions can also be a problem, ... a rear extension to a property in an otherwise unspoilt group, which would detract from the uniformity of the rear elevation*”. The rear of the host building and those adjacent are considered to be architecturally distinguished, forming a harmonious composition and visually contribute to the townscape.

The proposed second floor extension is considered unacceptable for reasons as follows:

- it would dominate and not be subordinate to the host building in terms of its height, massing and general scale and proportions,
- it would not respect the original design and proportions of the host building, or respect the original plan form and pattern of the rear closet wings of the host and adjacent buildings,
- it would spoil the appearance of the host building and undermine the existing uniformity of the rear elevation which remain unimpaired by 2<sup>nd</sup> floor extensions,
- it would be visually dominant, in long and short views from Parliament Hill.
- it would not be one full storey below roof eaves, contrary to CPG guidelines.

It is noted that no.99 (the adjacent semi) has a first floor extension adjacent to the closet wing and a rebuilt/refurbished closet wing which is slightly larger and higher than no.97. These alterations were granted planning approval in January 1988, 22 years ago under different policies and guidelines. Policy justification states that past alterations or extensions to surrounding properties should not be a precedent for subsequent proposals for alterations or extensions. The proposed second floor extension is unacceptable for the reasons raised above.

#### *Rooflights*

Rooflights and dormer windows are common features of dwellinghouses in this part of South Hill Park and the roof of the host building has dormer windows. Generally, the dormer windows vary in their detailed design, size, location and use of materials and the front dormers are visually prominent along the roofscape. The existing rooflights installed on the adjacent properties also vary in design, sizes, location and degree of visual prominence within the roofscape.

The proposed rooflights are to the side and front roofslope, located sufficiently within the not to be visible from the street or garden. They would be heritage/conservation type which would set flush with the roof slope and is satisfactory. The rooflights in terms of their size and number would be subordinate within the roofslope and would not harm the appearance of the building. The proposed rooflights are in accordance with policies B1, B3, B7 and CPG guidelines.

#### ***Neighbour amenity***

In terms of location and siting the proposed rooflights and windows in the rear extension would not cause any overlooking of occupiers habitable rooms in adjacent properties. The proposed extension would not impact or reduce the amount of daylight or sunlight reaching rear windows of other flats within the property or of neighbouring residential properties. Generally, the proposed would not have any amenity impact on occupiers of adjacent properties and is satisfactory. The proposed accords with policy SD6.

#### **Recommendation**

It is recommended that the application is refused

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